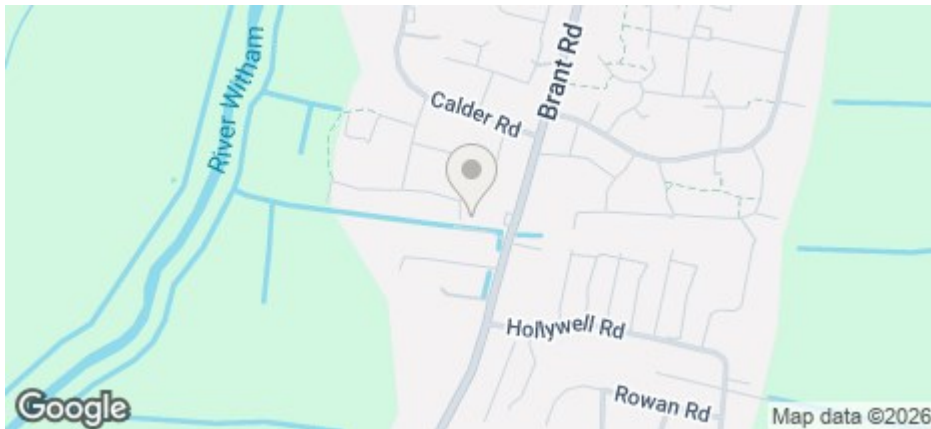




## 35 Orchid Road, Lincoln, Lincs, LN5 9XD

£1,100 Per Month

COUNCIL TAX BAND: B

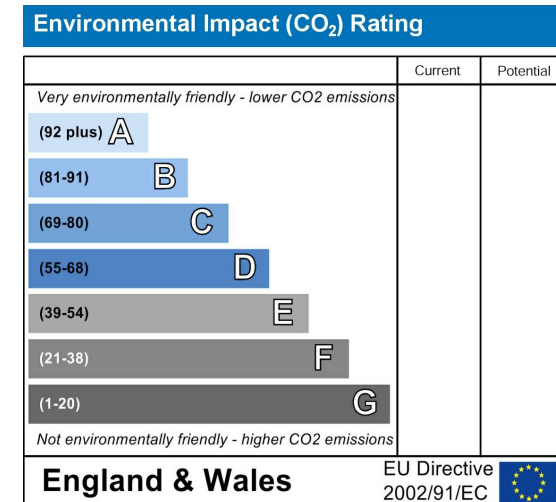
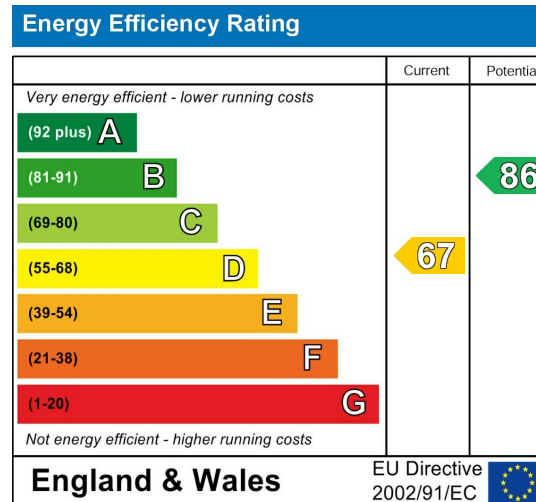


- Three bedroom semi-detached home
- Family bathroom & en suite shower room to master bedroom
- Driveway parking at front of house for 2-3 vehicles
- Pets may be considered
- Council Tax Band B
- Modern kitchen with open plan dining area & separate lounge
- Integral garage
- Gas central heating
- Quiet cul-de-sac location

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Don't miss this contemporary three bedroom semi-detached house located in a cul-de-sac location in a popular residential area of Lincoln.

The property briefly comprises of entry hall leading to the large lounge. To the rear aspect of the property is the open plan kitchen and dining space, with modern fitted kitchen and patio doors leading to the garden.

The stairs to the first floor open to three bedrooms and the family bathroom. The master bedroom features an en suite shower room.

To the rear is a well maintained enclosed garden. The property features an integral garage and driveway parking for 2/3 vehicles.

The property is just a short distance away from local amenities & close to primary schools, with great transport links.

Gas central heating.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020  
email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website.

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

Limited mobile network coverage for some networks has been noted in the area, check with your mobile provider or Ofcom. Please see the brochure for further details

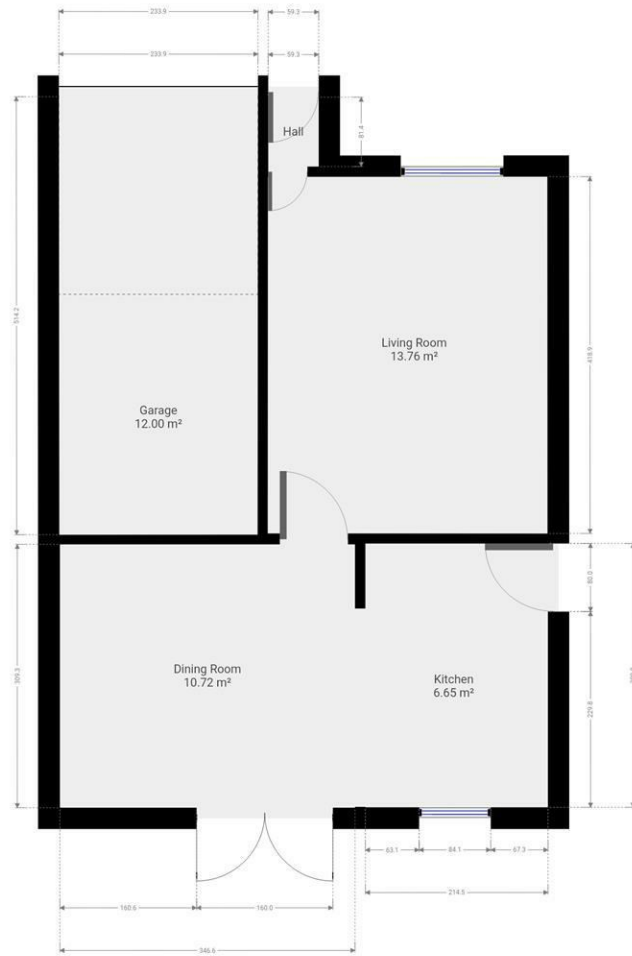
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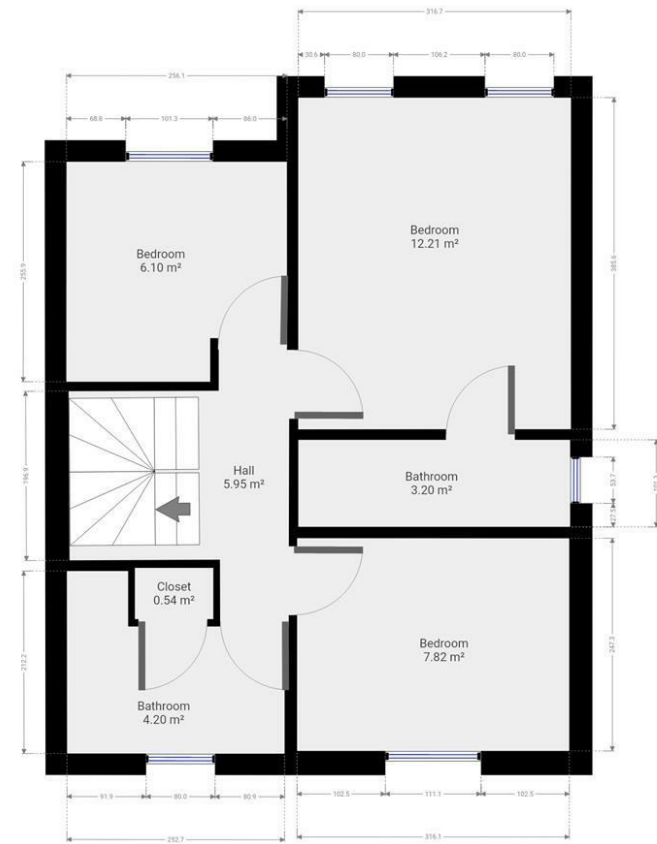
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m